

ROBERT M. PALMIERI
CHAIRMAN

BRIAN THOMAS, AICP
EXECUTIVE DIRECTOR

1 KENNEDY PLAZA
UTICA, NEW YORK 13502
PH. 315-792-0181
FAX. 315-797-6607
WWW.CITYOFUTICA.COM

Urban Renewal Agency Meeting Agenda November 8, 2018

1. Call to Order

2. Approval of Agency Minutes
October 25, 2018

3. Old Business
706 Mulberry

4. New Business
1710 Whitesboro St.
911 Rutger St.
917 Blandina St.
1124 Schuyler St.
141 Eagle St.

5. Executive Session

6. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES –October 25, 2018
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Robert Palmieri, Dave Farina, Robin Harris, Michael Mahoney

OTHERS ATTENDING: Brian Thomas, Cathy Mack, Gene A. Allen, Merima Smajic, Assistant Corporation Council,

EXCUSED: Fred Matrulli, Councilman Bill Phillips, Councilman Robert DeSanctis

CALL TO ORDER: By Brian Thomas at 9:47 A.M.

ITEM #1 Approval of Agency Minutes

Robin Harris made a motion to approve the minutes of the October 11, 2018 meeting. The motion was seconded by Dave Farina and passed unanimously.

Old Business

ITEM #2 1207 Francis St.

An offer was received from Juan Carlos Nieves in the amount of \$12,000.00 for the property at 1207 Francis St. The bidder plans to renovate for Primary/Income. A second offer was received from Shallie Nieves for \$12,000.00. The bidder plans to renovate for Primary Residence.

Mayor Robert Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to accept the offer from Shallie Nieves on the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Dave Farina and passed unanimously.

New Business

ITEM #3 706 Mulberry St.

An offer was received from Dimitry Brutsky in the amount of \$1,000.00 for the property at 706 Mulberry St. the bidder plans to swap the land with another individual for a privately owned property adjacent to his property at 1331 Sunset. Dave Farina made a motion to table the offer until the next meeting. The motion was seconded by Robin Harris and passed unanimously.

ITEM #4 294 Genesee St.

An offer was received from UDAF LLC – aka David Friedman in the amount of \$50,000.00 for the property at 294 Genesee St. The bidder plans to renovate for a Conference/Business Center. Mike Mahoney made a motion to discuss this sale in Executive Session.

After coming out of Executive Session Mayor Robert Palmieri requested the bidder raise his offer to \$75,000.00 the bidder agreed to raise his offer to \$55,000.00 Robin Harris, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to accept the offer from UDAF LLC on the condition that the building is stabilized in the first year and that the front façade be addressed to conform with the Scenic and Historic district guidelines and that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Dave Farina and passed unanimously.

ITEM #5 Executive Session

Mike Mahoney made a motion to go into executive session at 10:12 am. The motion was seconded by Robin Harris and passed unanimously. A motion was made by Robin Harris to come out of executive session at 10:19am. The motion was seconded by David Farina and passed unanimously.

ITEM #6 501 Jay St. – leased by Sealand Construction

Sealand construction has requested to lease the property at 501 Jay St., currently being leased by

Marcellus Construction, to be used as a staging area while conducting road work on Rt. 5S.

Mayor Robert Palmieri, with the factors established by the Agency for selection of a leasee having been considered by the Agency made a motion to approve the lease contingent on Sealand Construction paying a monthly fee, that reimbursement for sidewalk repair on Lincoln Ave., be wrapped into the contract and that the property be restored to its original condition at the end of the lease. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #7 310 Broad Street Extension.

Bagg's Square Partners, LLC request a 1 year extension of their Development Plan to allow additional time to sell Historic Tax Credits as a means to help finance the project.

Mayor Robert Palmieri, with the factors established by the Agency for allowing extensions made a motion to grant a 1 year extension to Bagg's Square Partners, LLC. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #8 Temporary Occupancy Permit

A request was made by Parratt-Wolff, Inc. to obtain a temporary occupancy permit for the alley way between 131-147 Genesee St. and the Utica Place parking garage to assess for petroleum contamination at 131 Genesee Street via several soil borings. Mike Mahoney, with the factors established by the agency for temporary occupancy permits made a motion to grant the permit contingent on Parratt-Wolff, Inc. providing an insurance certificate for a \$1 million liability policy naming the City of Utica and the Utica Urban Renewal Agency as additional insured. The motion was seconded by Robin Harris and passed unanimously.

ITEM #9 Northland SEQRA

Prior to the acquisition by the Utica Urban Renewal Agency of any of the remaining parcels of the former Northland property on Court Street, the Agency must comply with the State's Environmental Quality Review Act (SEQRA). While ordinarily the acquisition of real estate is an Unlisted Action under SEQRA, the site was recently included in the Genesee Street Historic District, thereby making the acquisition, whether by negotiation or eminent domain, a Type I action. As such, a Lead Agency must be designated and a coordinated review conducted with the State Historic Preservation Office (SHPO) as the sole Involved Agency.

After listening to the staff's presentation, Mike Mahoney made a motion to have the Utica Urban Renewal Agency named as the Lead Agent. Additionally, the motion designated the proposed acquisition of the various parcels (Oneida County tax map id #'s 318.49-2-61, 62 and 63, 318.50-1-4 and a portion of both 318.50-1-3 and 318.50-1-13) as a Type I action under SEQRA and instructed UURA staff to conduct a coordinated review. The motion was seconded by Robin Harris and passed unanimously.

ITEM #10 Adjournment

Robin Harris made a motion to adjourn the meeting at 10:45am. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 25th day of October 2018
Gene A. Allen

Old Business

ADDRESS OF PROPERTY: 706 Mulberry

(MINIMUM: \$750.00)

LOT SIZE: 36 x 100

ASSESSMENT: \$1,200.00

CITY ACQUIRED: 12-12-2009

PROPERTY CLASS: 311 - Res vac land

1. BIDDER: Dimitry Brutsky
BIDDER'S ADDRESS: 5130 Westmoreland Rd., Whitesboro, NY 13492
OFFER: \$1,000.00
REPAIR ESTIMATE: \$NA
PLANS: Fence, landscape, pave, create additional parking
FUNDS AVAILABLE: \$NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 711 Bristol St., 1331 Sunset Ave.

2. BIDDER: James Dickan
BIDDER'S ADDRESS: 28 Main St., Whitesboro, NY 13492
OFFER: \$1,000.00
REPAIR ESTIMATE: \$NA
PLANS: To put flowers and garden
FUNDS AVAILABLE: \$NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 710 Mulberry St., 1209 Parker St., and 1213 Parker St.



New Business

ADDRESS OF PROPERTY: 1710 Whitesboro (MINIMUM: \$1,000.00)
LOT SIZE: 47 x 119 **ASSESSMENT:** \$6,400.00
CITY AQUIRED: 7-30-2009 **PROPERTY CLASS:** 330 - Vacant comm

- BIDDER: Najeeba Dalawar
BIDDER'S ADDRESS: 1314 Oak St., Utica, NY (Own)
OFFER: \$1,000.00
REPAIR ESTIMATE: \$NA
PLANS: Create additional parking
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 1706 & 1708 Whitesboro St., 600 Mohawk St., Utica, and 904 Eagle St. Utica



ADDRESS OF PROPERTY: 911 Rutger

(MINIMUM: \$250.00)

LOT SIZE: 36 x 120

ASSESSMENT: \$1,176.00

CITY AQUIRED: 3-28-2017

PROPERTY CLASS: 311 - Res vac land

1. BIDDER: Omer Melkic
BIDDER'S ADDRESS: 737 Rutger St., Utica(Own)
OFFER: \$250.00
REPAIR ESTIMATE: \$NA
PLANS: Fence
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 739 South St., Utica, and 913 Rutger St., Utica (in process of buying from bank)



ADDRESS OF PROPERTY: 917 Blandina St.

(MINIMUM: \$6,000.00)

LOT SIZE: 37 x 120

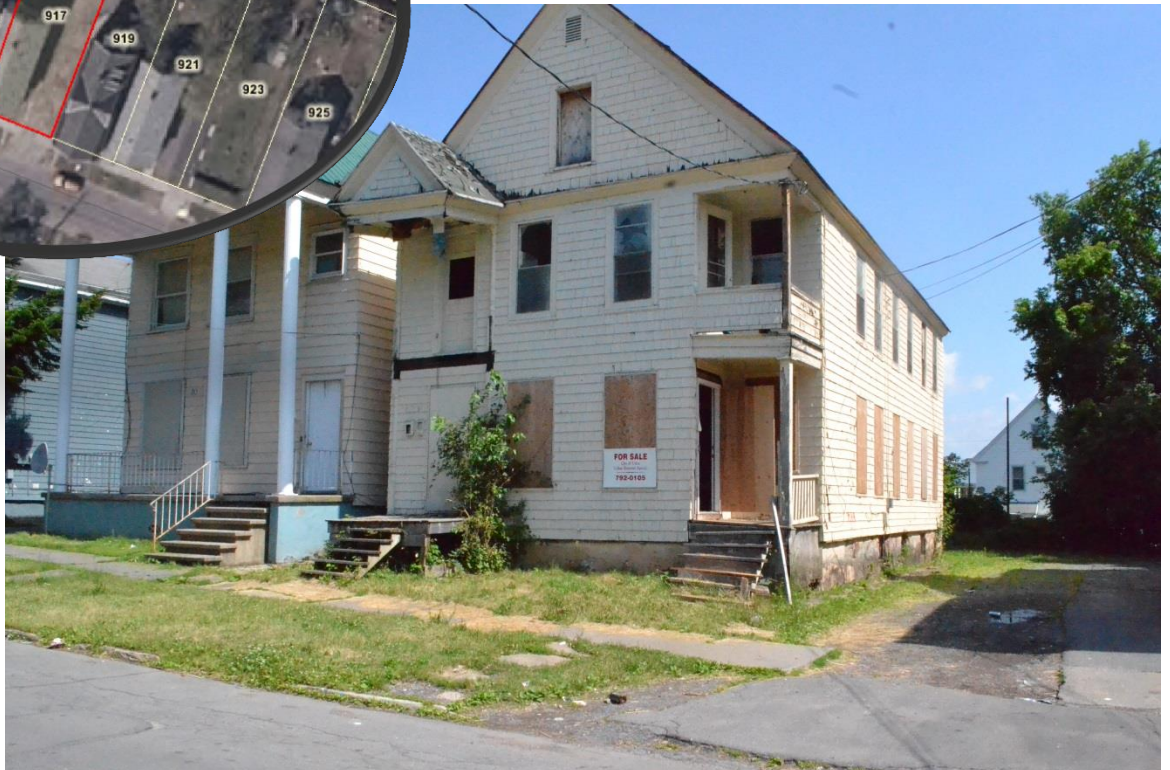
ASSESSMENT: \$35,000.00

CITY AQUIRED: 3-15-2018

PROPERTY CLASS: 411 - Apartment

1. BIDDER: Pilar Sandoval & Austerberto Rodriguez
BIDDER'S ADDRESS: 2766 Barnes Ave., Apt. A-8, Bronx, NY 10467 (Rent)
OFFER: \$6,000.00
REPAIR ESTIMATE: \$39,500.00
PLANS: Renovate for Rental/Income Property (make into 2 Family)
FUNDS AVAILABLE: \$58,922.85
CODES/TAX VIOLATIONS:
ALSO OWNS: 421 Milgate St.

1. BIDDER: Lamin Touray
BIDDER'S ADDRESS: 906 Nichols St., Utica (Rent)
OFFER: \$6,300.00
REPAIR ESTIMATE: \$15,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: 56,238.00
CODES/TAX VIOLATIONS:
ALSO OWNS:



ADDRESS OF PROPERTY: 1124 Schuyler St.

(MINIMUM: \$6,000.00)

LOT SIZE: 40 x 77

ASSESSMENT: \$30,000.00

CITY AQUIRED: 3-15-2018

PROPERTY CLASS: 210 1 Family

1. BIDDER: Chris Cashion
BIDDER'S ADDRESS: 1205 Walnut St., Utica, 13502 (Own)
OFFER: \$5,000.00
REPAIR ESTIMATE: \$3,600.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$24,800.00
CODES/TAX VIOLATIONS:
ALSO OWNS:



ADDRESS OF PROPERTY: 141 Eagle St.

(MINIMUM: \$6,000.00)

LOT SIZE: 40 x 120

ASSESSMENT: \$30,000.00

CITY AQUIRED: 3-15-2018

PROPERTY CLASS: 220 2 Family

1. BIDDER: Franklyn R. & Maria A Peralta
BIDDER'S ADDRESS: 1132 Seymour Ave, Utica 13501 (Own)
OFFER: \$3,500.00
REPAIR ESTIMATE: \$30,000.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$38,051.57
CODES/TAX VIOLATIONS:
ALSO OWNS: 120 Gold St., 1013 Stark St., and 1218 Dudley Ave.

